

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

NOVEMBER 2, 2015

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m. Upon roll call, the following responded:

Present:

Chairman Steve Lichtenfeld
Mark Winings, Aldermanic Representative
Craig Owens, City Manager
Ron Reim
Josh Corson
Sherry Eisenberg

Absent:

Pepe Finn

Also Present:

Louis Clayton, Planner
Susan M. Istenes, AICP, Planning Director

Chairman Lichtenfeld asked that all cell phone ringers be turned off, that conversations take place outside the meeting room and that those who wish to speak approach the podium and to be sure the green light on the microphone is on for property recording of this meeting.

MINUTES

The minutes of the October 19th, 2015 meeting were approved, after having been previously distributed to each member.

ARCHITECTURAL REVIEW – GROUND SIGN – COMMERCIAL – 225 SOUTH MERAMEC AVENUE

Mike Christian, sign contractor, was in attendance at the meeting.

Susan Istenes explained that the applicant proposes to install a new one sided, 24-square-foot ground sign in an existing raised landscape bed in front of the building. The sign will be made of a beige aluminum header and cabinet and will sit on top of a stone base. The sign will include the name and address of the building in black letters, and five black panels with white letters for

tenants of the building. The sign will not be illuminated. Susan stated that the proposed sign meets the requirements of the sign ordinance and that staff recommends approval as submitted.

Mr. Christian indicated that staff's memo is accurate.

Chairman Lichtenfeld solicited questions or comments.

Craig Owens asked if a tree will need to be removed to accommodate this sign.

Mr. Christian indicated that there is the potential that a tree will need to be removed.

Being no further questions or comments, Craig Owens made a motion to approve the sign as requested. The motion was seconded by Josh Corson and unanimously approved by the Board.

ARCHITECTURAL REVIEW – AWNING INSTALLATION – COMMERCIAL
(RESTAURANT) – 172 CARONDELET PLAZA (PLAZA IN CLAYTON BUILDING)

Ian Rockwell, Manager, and Joseph Sneed, contractor, were in attendance at the meeting.

Josh Corson announced that he is recusing himself and then he left the member table. He did not participate in any discussion or vote with regard to this application.

Mr. Rockwell stated that the awnings they propose provide a sense of intimacy, which is what this restaurant deserves as it is not a retail use. He stated that he was under the impression that they would be approved as there are similar awnings across the street. He then noted that the original louvers were copper; not black.

Mr. Sneed stated that the window coverage as proposed is about 55%, but they are willing to fluctuate. He added that they have a letter of approval from CBRE, property manager, on behalf of the owner.

Chairman Lichtenfeld asked if the lower half of the awning covers the window.

Mr. Sneed stated that the window is above the ceiling and that's why it starts up so high; the window doesn't go to the top of the awning.

Chairman Lichtenfeld noted that the drawing shows half the awning covers the window.

Ron Reim asked if there are mechanical louvers above.

Mr. Sneed replied "yes", adding that they don't want those visible.

Chairman Lichtenfeld noted that the bottom of the awning is 7-foot, 2-inches above the sidewalk.

Mr. Sneed confirmed. He noted that there is a 7-foot door they have to clear.

Chairman Lichtenfeld asked if a drawing depicting the south side of Carondelet Plaza was available.

Louis Clayton replied “no”; adding that The Crescent building signage was approved as a Sign District specifically designed for that building.

Chairman Lichtenfeld asked about the glass.

Mr. Sneed stated that the glass will have a blue tint. He added that the awning framework will be painted to match the color of the awning.

Chairman Lichtenfeld asked if the windows can be seen through by a pedestrian if the lighting is right.

Mr. Sneed replied “yes”.

Chairman Lichtenfeld solicited additional questions or comments.

Mark Winings commented that overall, the look is good; however, he shares staff’s concerns in that the awnings seem heavy and low.

Susan Istenes stated that staff’s main concern is the window coverage.

Mark Winings questioned what staff would find acceptable; what the applicant would need to do to receive a positive staff recommendation.

Chairman Lichtenfeld suggested lining up the awning with the window mullion which is about 8-10 inches higher and align with the horizontal joint in the stone (it was noted that the fish graphic would move up).

Mr. Sneed stated that he was okay with doing that.

Chairman Lichtenfeld stated it would be a lot better.

Mark Winings commented that the view from the street would be better as well.

Ron Reim asked Chairman Lichtenfeld if he wanted the awnings to line up with the mullion or the stone, as they are not aligned.

Chairman Lichtenfeld replied that he would prefer they line up with the mullions.

Ron Reim suggested that staff can make the final approval.

Being no further questions or comments, Ron Reim made a motion to approve the awnings with the condition that they all be raised to align with the window mullion per staff review and approval. The motion was seconded by Craig Owens and unanimously approved by the Board.

SITE PLAN /ARCHITECTURAL REVIEW – NEW CONSTRUCTION – ADDITION TO
SINGLE FAMILY RESIDENCE – 7620 MARYLAND AVENUE

Chris Dalton, homeowner, was in attendance at the meeting. Also in attendance was David Volz, civil engineer.

Susan Istenes explained that the proposed project consists of the construction of two, 2-story additions (totaling 1,770-square-feet) on the front and rear of the home. Because the size of the additions is greater than 50 percent of the existing home, site plan review is required. The height of the home (with the additions) is 27 feet 6 inches as measured from average existing grade to the mid-point of the roof. (The new additions will not exceed the height of the existing home). The existing HVAC unit will be relocated to the south side of the home and will be screened by evergreen plants. Trash will be stored in a new, 36-square-foot trash enclosure located underneath the rear deck. The existing impervious coverage on site is 35.9 percent. The proposed impervious coverage is 40.8 percent which is below the maximum allowable impervious coverage of 55 percent. The existing storm water runoff, according to the MSD 15 year, 20 minute calculation, is 0.5 cubic feet per second (CFS). The proposed runoff is 0.51 CFS, which represents an increase in 0.01 CFS. To mitigate the increase in storm water runoff, the downspouts from the addition will be piped to a dry well in the rear yard. The Public Works Department has reviewed the site plan and finds the storm water plan acceptable. The proposed landscape design features a variety of trees, ornamental shrubs and perennials that are appropriate for the size of the site and character of the neighborhood. The landscape plan shows the removal of five trees totaling 86 caliper inches, of which 30 caliper inches require onsite replacement. The landscape plan proposes 30 caliper inches of new deciduous and broadleaf evergreen trees. The City's contracted landscape architect is of the opinion that the proposed trees are suitable for the site and the existing trees to remain are shown to be protected and preserved per City guidelines. Exterior lighting is proposed at the exterior doors and garage and will not exceed 75 watts. Staff is of the opinion that the project meets the criteria for site plan approval and recommends approval with the condition that to ensure the future maintenance and operation of the dry well downspouts, the applicant shall record the approved site plan with St. Louis County, and submit proof of recording to the City prior to the issuance of a building permit.

Mr. Dalton stated that he is excited to get this project started and move to Clayton.

Mr. Volz presented the site plan to the members; emphasizing the location of the proposed addition and deck. A drainage map was also presented. Mr. Volz indicated that the flow pattern remains

the same. He noted that the downspouts from the addition will be piped to a drywell and then to a pop-up bubbler.

Chairman Lichtenfeld commented that the additional water is minimal.

Mr. Volz indicated that is correct.

Chairman Lichtenfeld stated that the drainage plan seems simple; noting that the drainage map is very helpful.

Being no further questions or comments, Josh Corson made a motion to approve the site plan per staff recommendation. The motion was seconded by Ron Reim and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Susan Istenes explained that proposed rear addition is constructed of red brick to match the home. The roof of the rear addition is clad with slate textured fiberglass shingles; bronze colored double-hung windows are proposed. A cedar deck is proposed on the rear of the addition. The front addition is located within the footprint of the existing front porch and is constructed with a limestone veneer and acrylic stucco accents with a limestone finish. The proposed roof of the front addition is clad with salvaged slate shingles from the front porch; bronze colored double-hung windows and doors are proposed. The existing wood siding on the gable ends on each side of the home will be replaced with acrylic stucco with a limestone finish. The amount of stucco does not exceed 13.9 percent on any elevation. An existing asphalt driveway is located on the east side of the site and will be replaced and expanded with a new exposed aggregate driveway. The new driveway will lead to a side loading garage located on the lower level of the rear addition. One tan overhead garage door is proposed. The project as proposed is in conformance with the requirements of the R-2 Single Family Dwelling District and the Architectural Review Guidelines. Staff has concerns that the proposed roofing material on the rear addition will not match the existing slate roof. Otherwise, staff is of the opinion that the proposed design of the additions is consistent with the existing design and materials on the home and on other homes in the neighborhood and recommends approval with the condition that the applicant presents samples of the existing and proposed roof materials at the meeting for the Architectural Review Board to determine compatibility.

Mr. Dalton presented samples of the proposed roofing materials to the members.

Chairman Lichtenfeld asked if any of the existing windows are being changed out.

Mr. Dalton replied “no”.

Sherry Eisenberg asked to discuss the appearance of the revised entrance. She stated that the existing entrance to the home is a human scale, provides a covered entry and one can tell that's the front of the home; the proposed front entry has no cover and doesn't really appear to be an entrance.

Mr. Dalton stated their intent is to have a 2-story front foyer.

Ron Reim reiterated that the proposed entryway is not covered. He asked the applicant if he brought samples of the proposed limestone or stucco.

Mr. Dalton replied "no".

Chairman Lichtenfeld noted that the proposed front door/north elevation does alter the appearance of the house and that it's different from other houses. He noted that it also takes light away.

Mr. Dalton referred to the large windows and noted that the new design is more in line with the home to the west.

Chairman Lichtenfeld reviewed Sheet S1, the contextual drawing.

Ron Reim questioned the stucco, asking if the wood trim is coming off.

Mr. Dalton replied "yes; it appears to be rotting."

Chairman Lichtenfeld noted that he sees the possibilities for the roof, but he'd like to see the other material samples. He stated he has a concern about the appearance of the front as it may look more commercial.

Ron Reim questioned the proposed materials, as there was no sample to review.

Chairman Lichtenfeld suggested tabling this item for a future meeting at which time the applicant is to bring in samples of all the proposed materials, including the roof material samples.

Mr. Dalton voiced his disappointment, but stated that if that's what is necessary, he will come back with samples. He asked if there were any other comments he should be made aware of at this time.

Being no further questions or comments, Ron Reim made a motion to table so the applicant can come back with samples of all proposed materials. The motion was seconded by Josh Corson and unanimously approved by the Board.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 126 BRIGHTON WAY

Tom Zupon, developer, Lauren Strutman, project architect and Dave Volz, civil engineer, were in attendance at the meeting.

Susan Istenes explained that the proposed project consists of the demolition of an existing one-story home and the construction of a 4,488-square-foot (excluding the basement) single-family residence with an attached, rear-entry, at-grade garage. The height of the proposed residence is 26 feet 9 ¾ inches as measured from the average existing grade to the mean height of the roof. The plans show the HVAC units located at the north side of the home and screened by a wood frame lattice fence. Trash will be stored in a 40-square-foot trash enclosure located at the end of the driveway. The trash enclosure will be screened by a wood fence and gate. The Clayton Gardens Urban Design District limits impervious coverage to 40 percent of the total lot area and allows an increase in impervious coverage based on the garage placement. For this project, the allowable impervious coverage may be increased to 55 percent for the inclusion of an attached, at-grade, rear-loading garage. The existing impervious coverage on site is 40 percent. The new plans increase the impervious coverage to 53.1 percent, which is below the maximum allowable impervious coverage of 55 percent. The existing storm water runoff, according to the MSD 15 year, 20 minute calculation, is 0.58 cubic feet per second (CFS). The proposed runoff is 0.65 CFS, which represents an increase in 0.07 CFS. To mitigate the increase in storm water runoff, three downspouts on the front of the home will be piped to a dry well in the rear yard. All other downspouts will be piped to two pop-up emitters in the front yard. The Public Works Department has reviewed the site plan and finds all aspects of the storm water plan acceptable. The proposed landscape design features a variety of trees, ornamental shrubs and perennials that are appropriate for the size of the site and character of the neighborhood. The landscape plan shows the removal of 10 caliper inches of trees, all of which require onsite replacement. The landscape plan proposes 14 caliper inches of new deciduous and broadleaf evergreen trees. The City's contracted landscape architect is of the opinion that the proposed trees are suitable for the site and the existing trees to remain are shown to be protected and preserved per City guidelines; however, the following inconsistencies between the landscape and civil plans need to be addressed:

- i. The landscape plan shows a rock sump around the pop-up emitter to help dissipate water into the ground; however, this is not shown on civil site plan.
- ii. A new viburnum screen is proposed along the rear property line; however, the demolition plans shows the existing shrubs in that location to remain in place.

Exterior lighting is proposed at the rear exterior doors and at the garage. All exterior lights will be 75 watts or less. Staff is of the opinion that the project meets the criteria for site plan approval and recommends approval with the following conditions, to be approved by staff prior to the issuance of a building permit:

1. That the applicant revises the site plan showing the proposed rock sump as depicted on the landscape plan.

2. That the applicant revises the demolition plan to show the existing shrubs along the rear property line to be removed as depicted on the landscape plan.
3. To ensure the future maintenance and operation of the dry well, the applicant shall record the approved site plan with St. Louis County, and submit proof of recording to the City prior to the issuance of a building permit.

Ms. Strutman presented the proposed site plan to the members. She noted that the house features an at-grade, rear entry garage. She showed the members the location of the HVAC units and trash enclosure. She then noted that they will comply with staff recommendations.

Mr. Volz presented a drainage map to the members, noting that the amount of water run-off will be reduced by 70%.

Marilyn Shue, owner, 130 Brighton Way, voiced her concern about flooding as she, over the last 21 years, has had 13 major floods. She stated that additionally, four railroad tie walls were put on her property.

Being no further questions or comments, Chairman Lichtenfeld called for a motion.

Josh Corson made a motion to approve the site plan per staff recommendations. The motion was seconded by Ron Reim and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Susan Istenes explained that the home to the south (114 Brighton Way) was constructed in 1956 and is 13 feet 7 ¼ feet shorter than the proposed home (as measured from the mid-point of each roof). The home to the north (130 Brighton Way) was constructed in 1950 and is 4 feet 11 ¼ inches shorter than the proposed home (as measured from the mid-point of each roof). As required by Section 410.385 of the Clayton Gardens Urban Design District, to avoid tall, blocky building forms, new structures shall incorporate a transition in height and scale through one of six possible techniques. For this project, the following permitted technique is used: "Increasing the side yard setback one foot for every five feet the height of the structure exceeds the height of the adjacent structure at the side yard." The required side yard setbacks are 8.8 feet and the proposed setbacks are 9.8 feet on the north side and 11.8 feet on the south side. Clayton Gardens has traditionally been dominated by the use of standard size brick in a variety of red tones, although the original brick has been painted in some instances. Per Section 410.380 of the Clayton Gardens Urban Design District, brick and one accent material is allowed not to exceed 25 percent on any wall elevation. The primary building material for the proposed home is tan brick with stone and stucco (fiber cement board) accents. The applicant is requesting alternative compliance for this requirement to allow the use of two accent materials. Pursuant to Section 410.285, the Plan Commission or Architectural Review Board, as appropriate depending on the type of development and application, may approve an alternative approach that may be substituted in whole or in part

for a plan meeting the Urban Design District standards. This approach is intended to apply in unusual circumstances that might arise where an alternative approach would provide an equal or superior result. Economic consideration shall not be a basis for alternative compliance. To approve an alternative approach, the Planning Commission or Architectural Review Board must find that the proposed alternative approach accomplishes the intent of the urban design standards equally well or better. Stucco is used on the box bays on the side and rear of the home, and stone is used around the base of the home. In no case does the amount of accent materials exceed 25 percent of any elevation. According to the applicant, the brick, stone and stucco will be compatible in terms of color. Staff is of the opinion that the use of stone and stucco accent materials are acceptable and consistent with previous approvals by the Architectural Review Board. The proposed roof is clad in architectural shingles, charcoal wood in color. Black casement windows are proposed. A 9-foot wide exposed aggregate driveway is proposed on the south side of the home that leads to a rear-entry, at-grade attached garage with a tan raised panel garage door. Staff is of the opinion that the design is compatible in terms of mass, height, and design with existing nearby homes and recommends approval as submitted.

Ms. Strutman presented a color rendering to the members as well as samples of the brick, stone, and fiber cement board (to be used for the box bays only). She indicated that the house is a traditional style that she believes will fit in well in the neighborhood. She asked that the Board approve the third material as she believes the three materials blend well together.

Chairman Lichtenfeld asked Ms. Strutman to address the side setbacks.

Ms. Strutman stated that they provided an additional 3-foot setback on the right and an additional, 1-foot setback on the left. She noted that the house is 3-foot shorter than the Code allows.

Chairman Lichtenfeld stated that he is okay with granting the requested alternative compliance.

Being no further questions or comments, Ron Reim made a motion to approve as requested. The motion was seconded by Josh Corson and unanimously approved by the Board.

Chairman Lichtenfeld asked when they plan to break ground.

Mr. Zupon stated that he hopes to break ground within a month.

Chairman Lichtenfeld wished him luck with the project.

6:30 p.m. - Chairman Lichtenfeld left the meeting. Ron Reim took over as Chairman.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 105 LINDEN AVENUE

Paul Doerner, project architect, was in attendance at the meeting. Also in attendance was John Falk, project's civil engineer.

Susan Istenes explained that this is a request for review of the site plan associated with the proposed construction of a 5,334-square-foot single-family residence with a below grade, side-loading garage. The height of the proposed residence is 29 feet 5 ¼ inches as measured from the average existing grade to the mean height of the roof. The plans show the HVAC units located on the north side of the residence and screened by a brick wall and evergreen landscaping. Trash will be stored in a 40-square-foot trash enclosure located adjacent to the garage and screened by a wood gate. The existing impervious coverage on site is 0 percent. The new plans increase the impervious coverage to 44.15 percent, which is below the maximum allowable impervious coverage of 55 percent. The existing stormwater runoff, according to the MSD 15 year, 20 minute calculation is 0.634 cubic feet per second (CFS). The proposed runoff is 0.988 CFS, which represents an increase in 0.354 CFS. To mitigate the increase in stormwater runoff, all downspouts will be piped to two dry wells in the front yard. The Public Works Department has reviewed the site plan and finds all aspects of the stormwater plan acceptable. The proposed landscape design features a variety of trees, ornamental shrubs and perennials that are appropriate for the size of the site and character of the neighborhood. The landscape plan shows the removal of 72 caliper inches of trees, of which 66 caliper inches require onsite replacement. The landscape plan proposes 122 caliper inches of new deciduous and broadleaf evergreen trees. Three new street trees are also proposed where none currently exist. The City's contracted landscape architect is of the opinion that the proposed trees are suitable for the site and the existing trees to remain are shown to be protected and preserved per City guidelines. The site plan states that all driveways, sidewalks, curbs and gutters are to be installed in accordance with the standards prescribed by the Public Works Department. Gas and electric lighting is proposed at all doors and the garage. All electric lights will be 75 watts or below. Susan stated that staff recommendation is to approve with the condition that to ensure the future maintenance and operation of the dry well, the applicant shall record the approved site plan with St. Louis County, and submit proof of recording to the City prior to the issuance of a building permit.

Mr. Falk stated that they are adding two drywells and that overflow will go to the 12-inch storm sewer.

Acting Chairman Reim asked if overflow will be piped directly to the storm sewer.

Mr. Falk replied "yes".

Mr. Doerner presented the proposed landscape plan to the members, noting the front yard retaining wall.

Acting Chairman Reim asked if there are no trees on the site presently.

Mr. Doerner indicated that currently there are only trees on the neighbor's property.

Acting Chairman Reim commented that it is a handsome design.

Being no further questions or comments, Craig Owens made a motion to approve the site plan per staff recommendation. The motion was seconded by Josh Corson and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Susan Istenes explained that the proposed materials of the new 5,334-square foot home are brown brick and cast stone with a small amount of painted trim will be used as an accent material on the rear and side elevations. The roof is clad in slate colored architectural shingles. Bronze casement windows are proposed. A 10-foot wide exposed aggregate driveway is proposed along the southern property line that leads to a below grade side entry garage. An ornamental black metal driveway gate is proposed behind the building line. Two paneled garage doors, stained wood in color, are proposed. Cast stone retaining walls are proposed in the front yard and will not exceed four feet in height. A six-foot tall brick retaining wall is proposed along the driveway. A six-foot tall black metal fence will enclose the rear yard. Susan stated that staff is of the opinion that the design is compatible in terms of mass, height, and design with existing nearby structures and recommends approval as submitted.

Mr. Doerner presented a color rendering to the members. Material samples were also presented (buff brick, window, cast stone, roof). Mr. Doerner stated that the large lot can accommodate a good size house, which he believes the asymmetrical Mediterranean style is in keeping with the neighborhood.

Being no questions or comments, Josh Corson made a motion to approve as submitted. The motion was seconded by Mark Winings and unanimously approved by the Board.

Acting Chairman Reim asked when they hope to break ground.

Mr. Doerner stated that he wasn't sure.

REQUEST FOR EXTENSION OF SITE PLAN & ARCHITECTURAL APPROVALS – CENTRAL PRESBYTERIAN CHURCH – 7700 DAVIS DRIVE

Tyler Stephens, project architect and Tim Page, Central Presbyterian Church's Executive Administrator, were in attendance at the meeting.

Susan Istenes indicated that she was not going to go over details of the project as it has already been approved; this is simply a request for a time extension for the approvals. She noted that the applicant has also submitted a request to the Board of Adjustment for an extension to their variance approvals, which the Board will consider at their November 5, 2015 meeting. She

stated that staff recommends a two-year time extension to the site plan and architectural review approvals, to expire on March 7, 2018, pursuant to the following conditions:

1. That all of the previous conditions approved by the Plan Commission and Architectural Review Board on October 1, 2012 remain in effect.
2. That the applicant receive approval of a time extension from the Board of Adjustment for the applicable variances.

Mr. Stephens commented that all the members, with the exception of Sherry, are familiar with the project. He noted that the request for approval extension is for the second phase of the project, the addition to the church building. He stated that currently the deadline date to apply for the building permit is March of next year and that the church is still in search of a senior pastor.

Tim Page stated that they are seeking a 2 year extension of the approvals.

Acting Chairman Reim asked if they can do that (approve a 2 year extension).

Susan Istenes explained that there is no limit in the Code.

Mark Winings asked why the Code includes an expiration of approvals and why staff is recommending approval of this request.

Susan Istenes explained that the Code provides for expirations of approvals and the allowance for extensions to ensure that the approved plans are still in place and to review for any changes to the neighborhood and/or the Code. She stated that staff is okay with approving this request as the applicant has demonstrated intent and that construction has taken place to date.

Acting Chairman Reim asked the applicants if they believe they will be back asking for yet another extension.

Mr. Stephens indicated that they hope to avoid that as they are asking for a 2-year extension this time.

Acting Chairman Reim stated the he, too, is okay with approving the request.

Being no further questions or comments, Josh Corson made a motion to approve the site plan and architectural approval extensions per staff recommendations. The motion was seconded by Mark Winings and unanimously approved by the members.

Sherry Eisenberg asked what happens when a tree is removed that wasn't supposed to be removed (based on a previous approval by this Board).

Louis Clayton indicated that he recently became aware of this situation (at 7419 Maryland Avenue); noting that a bond had been paid on this tree and then it was removed.

Acting Chairman Reim made reference to planning & zoning conference he attend in Kansas City where he learned that an application should never be voted down; an attempt to work with the applicant should take place to come to an acceptable plan. He noted that tabling at item is correct.

Josh Corson mentioned a presentation at Glenridge School to be held later in the week regarding development of the Schnuck's site.

Craig Owens noted that the City encourages big projects to conduct neighborhood meetings.

Louis Clayton informed the members that the developer will be presenting a conceptual plan to this Board in 2 weeks.

Being no further question or comments, this meeting adjourned at 6:55 p.m.

Recording Secretary